

Case 3:07-cv-03605-PJH Document 132-4 Filed 08/27/2008 Page 1 of 12

EXHIBIT 7 - Part 1

Case 3:07-cv-03605-PJH Document 132-4 Filed 08/27/2008 Page 2 of 12

THE CITY OF SAN LEANDRO



General Plan



Case 3:07-cv-03605-PJH Document 132-4 Filed 08/27/2008 Page 3 of 12

ACKNOWLEDGMENTS

CITY COUNCIL

Shelia Young, *Mayor*
Bob Glaze, *Vice Mayor*
Orval Badger
Suriene Grant
Gary Loeffler
Glenda Nardine
Anthony Santos

Former Council Member: Joanne Lothrop
Former Council Member: Gordon Galvan

**GENERAL PLAN
ADVISORY COMMITTEE
(GPAC)**

CHAIR: BILL STEPHENS
VICE-CHAIR: DALE REED

**RESIDENTIAL
NEIGHBORHOODS**

Bill Stephens, *Chair*
Morgan Rice, *Vice Chair*
Audrey Albers
Ingrid Christiansen
Cynthia Eliason
Robert Leigh
Mike Mahoney
Lindsey Noss
Fred Reicker
Florence Ruha
Chuck Serrano
Melody Tannam
Barbara Tierney
Martin Tuttle
Rick Williams

**COMMUNITY SERVICES AND
FACILITIES**

Barbara Sidari, *Chair*
Dean Koenig, *Vice Chair*
Lisa Allphin
Sandra Benz
Liisa Burns
Sherry Hitchcock
Barbara Jue
Kati Knox
Patrick Larsen
Geraldine Mellen
Kim Miller
Kent Myers
Rose Padilla-Johnson
Ken Pon

BUSINESS AND INDUSTRY

Dale Reed, *Chair*
Bob Berger, *Vice Chair*
Bernard Ashcraft
Richard Benson
Rick Collins
Jennifer Diaz
Chris Ehrenberg
Marilyn Fels
Heidi Finberg
Tom Guarino
Marcene Nardine
Roger Ravenstad
Susan Riskin-Poulson
John Sullivan

TRANSPORTATION

William Fong, *Chair*
Claire Koenig, *Vice Chair*
Aidan Barry
Patricia Bowens
Fred Bystedt
Carlos Cardoza
Alice Chin
Jeff Houston
Harry Lema
Victor Madrigal
Tony Santos
Linda Skaar

**HISTORIC PRESERVATION AND
COMMUNITY DESIGN**

Alice Chin, *Chair*
Christopher Dorn, *Vice Chair*
Chris Ehrenberg
Marilyn Fels
Lucille Kline
Claire Koenig
Victor Madrigal
Geraldine Mellen
Al Padro
Fred Reicker
Linda Skaar
Bill Stephens
Melody Tannam

SAFETY AND NOISE

Jennifer Diaz, *Chair*
Lucy Corzantes, *Vice Chair*
Wafaa Aborashed
Sandra Benz
Patricia Bowens
Carlos Cardoza
Rick Collins
William Fong
Pete DiGregorio
Paul Nahm
Julian Polvorosa
Ken Pon
Dale Reed
Barbara Sidari

Case 3:07-cv-03605-PJH Document 132-4 Filed 08/27/2008 Page 5 of 12

**OPEN SPACE,
CONSERVATION, AND PARKS**Heidi Finberg, *Chair*Dean Koenig, *Vice Chair*

Audrey Albers

Lisa Allphin

Aidan Barry

Julie Cuellas

Cynthia Eliason

Jeff Houston

Barbara Jue

Patrick Larsen

Robert Leigh

Mike Mahoney

Chuck Serrano

John Sullivan

PLANNING COMMISSION

Alice Chin

Joe Collier

Esther Holcomb

Mike Mahoney

Adrian McCall

Al Padro

Dale Reed

Former Commissioners ('99-'00):

Thomas Burpee

Raffi Demirjian

Roger Ravenstad

**BOARD OF ZONING
ADJUSTMENTS**

Cynthia Eliason

Amanda Goldt

Bob Grazzini

Melody Marr

Darryl Shields

Frank Sidari

Former BZA Members ('99-'00):

Orval Badger

Jeff McGallian

Al Padro

STAFF*City Manager:* John Jermanis**GENERAL PLAN TEAM***Community Development Director:* Hanson Hom*Planner III/Project Manager:* Matt Tomas*Planner II:* Beth Greene*Planner III:* Debbie Pollart*Planning Interns:* Oliver Jerschow and Scott Gilliland*Former Planning Staff:* Kathleen Livermore*Former Transportation Manager:* Ray Davis*Economic Development Manager:* Luke Sims*Economic Development Specialist:* Seth Hudson*Administrative Staff:* Nina Hinton, Sarina Martinez*City Attorney:* Liane Randolph*Assistant City Attorney:* Jeff Goldfien*City Attorney Emeritus:* Steve Meyers*Recreation and Human Services Manager:* Micki Cronin**CONSULTANTS***Project Manager:* Barry Miller, AICP**ASSOCIATED SUBCONSULTANTS***Public Participation:* Moore Iacofano Goltsman*Traffic Analysis:* Fehr & Peers Associates, Inc.*Noise Analysis:* Illingworth and Rodkin*Hazardous Materials:* Orion Environmental*Real Estate and Fiscal Issues:* Strategic Economics*Design:* Alan Davenport Design Associates

TABLE OF CONTENTS

Acknowledgments	i	
Table of Contents	v	
Figures, Charts, and Tables	x	
VISION STATEMENT	xii	
1 INTRODUCTION		
A Introducing the San Leandro General Plan	1-1	3 LAND USE
B Context for the General Plan	1-2	FRAMEWORK 3-2
<i>Text Box: Relationship of the General Plan to Other Plans and Programs</i>	1-3	A Overview 3-2
C How to Use the General Plan	1-4	B Major Planning Concepts 3-3
D The General Plan Update Process	1-7	What "Smart Growth" Means for San Leandro 3-3
E Organization of the Plan	1-8	Building A More Sustainable City 3-4
F Implementing and Amending the Plan	1-11	Creating a "There" 3-5
2 SAN LEANDRO IN PERSPECTIVE		C City Structure 3-6
A Our Role in the Region	2-1	Downtown 3-6
B History	2-2	Residential Neighborhoods 3-6
C Population	2-5	Business Districts and Corridors 3-9
D Economy	2-9	Parks and Open Space 3-9
E Land Use	2-10	
F Transportation System	2-12	D Land Use Diagram and Definition of Categories 3-10
G Environment	2-12	Land Use Diagram 3-10
H Development Potential	2-13	Land Use Categories 3-11
		<i>Text Box: Calculating Density and Intensity</i> 3-15
		Related Issues 3-16
		RESIDENTIAL NEIGHBORHOODS 3-17
		A Overview 3-17
		B San Leandro's Neighborhoods 3-18
		Northeast 3-18
		North 3-21
		Central 3-21
		Davis Corridor 3-22
		Halcyon-Foothill 3-22
		Floresta/Springlake 3-23
		Washington Manor/Bonaire 3-24
		West of Wicks 3-25
		Marina 3-25
		Bay-O-Vista 3-26

C Planning Issues	3-27	F Marina Boulevard and South-of-Marina	3-94
Community Standards	3-27	G West San Leandro Business District	3-96
Neighborhood Character	3-27	<i>In a Nutshell: The Report and Recommendations of the West San Leandro Advisory Committee</i>	3-96
New Housing Opportunities	3-28	H San Leandro Marina	3-98
Mitigation of Public Facility Impacts	3-28	I MacArthur Corridor	3-100
Citizen Participation	3-28	J Mid-Washington Corridor	3-101
D Goals, Policies, and Actions	3-29	BEYOND THE CITY LIMITS: SAN LEANDRO'S PLANNING AREA	3-103
Goal 1: Community Standards	3-29	A Overview	3-103
Goal 2: Neighborhood Character	3-33	B Ashland	3-105
Goal 3: New Housing Opportunities	3-36	<i>In a Nutshell: The Unincorporated San Leandro Planning Area</i>	3-106
Goal 4: Mitigation of Public Facility Impacts	3-39	C Hillcrest Knolls/Fairmont Ridge	3-112
Goal 5: Citizen Participation	3-41	D Western Castro Valley	3-113
BUSINESS AND INDUSTRY	3-43	E Former San Leandro Rock Quarry	3-113
A Overview	3-43		
B Employment Districts	3-44		
Downtown	3-44		
Industrial Districts	3-44		
Office Districts	3-46		
Retail, Service, and Entertainment Districts	3-46		
San Leandro Marina	3-51		
C Planning Issues	3-51		
Land Use Compatibility	3-51		
Business Image	3-53		
<i>In a Nutshell: San Leandro Economic Development Strategy and Work Program</i>	3-53		
Jobs-Housing Balance	3-54		
D Goals, Policies, and Actions	3-55		
Goal 6: Downtown Revitalization	3-55		
Goal 7: Industrial and Office Districts	3-59		
Goal 8: Retail and Service Districts	3-66		
Goal 9: Marina and Shoreline	3-71		
Goal 10: Land Use Compatibility	3-73		
Goal 11: Business Image	3-76		
Goal 12: Jobs-Housing Balance	3-79		
FOCUS AREAS	3-80		
A Downtown	3-80		
<i>In a Nutshell: The Downtown Plan and Urban Design Guidelines</i>	3-83		
B East 14th Corridor	3-84		
<i>In a Nutshell: The North Area Plan and Revitalization Manual</i>	3-86		
C Bayfair	3-88		
D Downtown BART Station Area	3-89		
<i>In a Nutshell: The Central San Leandro/BART Area Revitalization Study</i>	3-90		
E San Leandro Boulevard Corridor	3-91		
4 TRANSPORTATION			
A Overview	4-1		
B Transportation and Land Use	4-2		
<i>Text Box: Integrating Land Use and Transportation Planning</i>	4-3		
C Travel Modes	4-4		
Bicycling and Walking	4-4		
Public Transit	4-7		
Shuttles, Car pools, and Vanpools	4-10		
Automobiles	4-11		
Trucks	4-15		
Railroads	4-15		
Airports	4-16		
Water Transportation	4-16		
D Traffic Forecasts and Planned Improvements	4-19		
Level of Service	4-19		
Planned Improvements	4-22		
E Transportation and the Urban Environment	4-25		
Neighborhood Traffic Management	4-25		
Traffic Safety	4-27		
Pedestrian-Oriented Streetscape	4-28		
F Interagency Coordination	4-28		

G Goals, Policies, and Actions	4-30	C Man-Made Hazards	6-8
Goal 13: Coordinating Land Use and Transportation	4-30	Air Pollution	6-8
Goal 14: Bicycle and Pedestrian Circulation	4-33	<i>In a Nutshell: An Air Pollution Primer</i>	6-9
Goal 15: Public Transportation	4-35	Water Pollution	6-10
Goal 16: Streets and Highways	4-39	Hazardous Substances	6-11
Goal 17: Neighborhood Traffic Management	4-41	Aviation Hazards	6-13
Goal 18: Traffic Safety	4-43	D Emergency Preparedness	6-14
Goal 19: Pedestrian-Oriented Streetscape	4-45	E Noise	6-16
Goal 20: Interagency Coordination	4-47	Existing and Projected Noise Environment	6-16
5 OPEN SPACE, PARKS, AND CONSERVATION		<i>In a Nutshell: How Noise is Measured</i>	6-19
A Overview	5-1	Noise Compatibility	6-20
B Open Space	5-2	Stationary Noise	6-20
C Parks	5-3	Transportation Noise	6-24
City Parks	5-3	Airport Noise	6-25
<i>Text Box: San Leandro's Parks</i>	5-3	F Goals, Policies and Actions	6-28
Regional Parks and Trails	5-9	Goal 29: Mitigation of Natural Hazards	6-28
Joint Use Agreements	5-10	Goal 30: Wildfire Hazards	6-31
D Natural Resources	5-11	Goal 31: Air Quality	6-32
San Leandro Creek	5-11	Goal 32: Water Quality	6-34
Plant and Animal Resources	5-15	Goal 33: Hazardous Materials	6-37
<i>In a Nutshell: San Leandro Habitat</i>	5-16	Goal 34: Emergency Preparedness	6-40
Other Resource Issues	5-20	Goal 35: Noise Compatibility	6-43
E Conservation	5-22	Goal 36: Transportation Noise	6-46
Water	5-22	Goal 37: Airport Impacts	6-48
Solid Waste and Recycling	5-22	7 HISTORIC PRESERVATION AND COMMUNITY DESIGN	
<i>Text Box: "What's a Green Building?"</i>	5-23	A Overview	7-1
Energy	5-24	B Historic Preservation	7-2
F Goals, Policies, and Actions	5-26	Historic and Archaeological Resources	7-2
Goal 21: Rehabilitation of Existing Parks	5-26	Developing a More Effective Preservation Program	7-4
Goal 22: Development of New Parks	5-30	<i>Text Box: Historic Preservation Mission Statement</i>	7-7
Goal 23: Regional Parks	5-33	Defining the City's Role	7-10
Goal 24: Joint Use	5-35	Public Awareness of Local History	7-11
Goal 25: San Leandro Creek	5-38	The Economics of Preservation	7-12
Goal 26: Plant and Animal Communities	5-40	C Community Design	7-12
Goal 27: Resource Conservation	5-42	Overview	7-12
Goal 28: Energy	5-44	Building a Sense of Place	7-14
6 ENVIRONMENTAL HAZARDS		Quality Construction and Design	7-18
A Overview	6-1	Toward a More Visually Attractive City	7-19
B Natural Hazards	6-2		
Earthquakes	6-2		
Landslides and Erosion	6-3		
Wildfire	6-4		
Flooding	6-7		

D Goals, Policies, and Actions	7-22	9 HOUSING	
Goal 38: Historic Preservation Program	7-22	(to be adopted separately through a General Plan Amendment)	
Goal 39: Defining the City's Role	7-27		9-1
Goal 40: Public Awareness of Local History	7-30		
Goal 41: The Economics of Preservation	7-33		
Goal 42: Sense of Place	7-35		
Goal 43: Quality Construction and Design	7-38		
Goal 44: A More Visually Attractive City	7-41		
8 COMMUNITY SERVICES AND FACILITIES			
A Overview	8-1		
B Public Safety	8-2		
Law Enforcement	8-2		
Fire Protection	8-3		
C Education and Information Services	8-4		
Schools	8-4		
Library and Information Services	8-8		
D Social Services	8-10		
Child Care	8-10		
Youth	8-11		
Seniors	8-12		
Cultural Arts	8-12		
Responding to Diversity	8-13		
Other Special Needs Populations	8-13		
E Infrastructure	8-14		
Water	8-14		
Wastewater	8-14		
Drainage	8-16		
F Goals, Policies, and Actions	8-17		
Goal 45: Police and Fire	8-17		
Goal 46: Schools	8-20		
Goal 47: Library and Information Services	8-22		
Goal 48: Child Care	8-24		
Goal 49: Youth Services	8-27		
Goal 50: Senior Services	8-30		
Goal 51: Responding to Diversity	8-32		
Goal 52: Infrastructure	8-34		

10 AGENDA FOR ACTION

A Overview	10-1
B Focus Area Priorities	10-2
C Major Initiatives	10-3
Zoning Code Changes and	
Map Revisions	10-3
Capital Improvements	10-3
Design Review and Guidelines	10-7
Business Development Programs	10-8
Annual Budgeting and	
City Operating Procedures	10-9
Emergency Preparedness Program	10-9
Follow-Up Plans and Studies	10-10
Historic Preservation Program	10-10
Intergovernmental Coordination	10-11
Ordinances	10-14
Public Education and Outreach	10-14
D General Plan Annual Report and	
5-Year Evaluation	10-15
E Epilogue	10-15
Glossary	A-1
Index	B-1

FIGURES, CHARTS, AND TABLES	
LIST OF FIGURES	
1-1 San Leandro Planning Area	1-5
2-1 Regional Location	2-3
2-2 Evolution of the City, 1872-2000	2-7
3-1 City Structure	3-7
3-2 Land Use Map (reduced)	3-13
3-3 Residential Neighborhoods	3-19
3-4 Retail/Service Districts	3-49
3-5 Focus Areas	3-81
3-6 Unincorporated San Leandro Planning Area	3-107
3-7 Unincorporated Area Land Use Diagram	
4-1 Bikeway Plan	4-5
4-2 Master Roadway Plan	4-13
4-3 Truck Routes and Railroads	4-17
5-1 San Leandro Park System	5-5
5-2 Creeks, Drainage Ways, and Watersheds	5-13
5-3 Natural Resources	5-17
6-1 Earthquake Hazards	6-5
6-2 2000 Noise Contours	6-17
6-3 2015 Noise Contours	6-21
7-1 Historic Resources	7-5
7-2 Community Design Features	7-15
8-1 Community Facilities	8-5
LIST OF CHARTS	
1-1 Correspondence Between State-Mandated General Plan Elements and San Leandro General Plan Elements	1-9
2-1 San Leandro Population, 1900-2000	2-5
2-2 Year of Construction of San Leandro's Housing Stock	2-6
2-3 Composition of San Leandro's Housing Stock	2-6
2-4 Jobs/Housing Ratios in Selected Alameda County Communities	2-10
2-5 Existing Land Uses in San Leandro, 2000	2-11
3-1 Survey Findings:	
Commercial Development	3-47
3-2 Characteristics of San Leandro's Major Retail Centers	3-48
4-1 Survey Findings: Traffic Calming	4-26
4-2 Top Accident Locations in San Leandro, 1994-1998	4-27
5-1 Survey Findings-Recreational Needs	5-7
6-1 Survey Findings-Emergency Preparedness	6-15
LIST OF TABLES	
6-2 Survey Findings—Noise	6-16
6-3 Typical Sound Levels in the Built Environment	6-20
7-1 Survey Findings—City Beautification	7-12
8-1 San Leandro and San Lorenzo USD Historic Enrollment	8-4
8-2 Demographic (Age) Shifts, 1990-2000	8-11
2-1 Development Forecasts for San Leandro, 2000-2015	2-14
3-1 Acreages in Each Land Use Type	3-12
3-2 Correspondence Between Land Use Diagram Designations and Zoning Designations	3-16
4-1 Average Daily Traffic Volumes (ADT) on San Leandro Streets	4-12
4-2 Level of Service Interpretation	4-20
4-3 Levels of Service at Major San Leandro Intersections, 2000 and 2015	4-21
4-4 Planned Street Improvements in San Leandro, 2000-2015	4-22
5-1 Park and Recreational Facilities in San Leandro	5-4
6-1 Noise Compatibility Standards for San Leandro Land Uses	6-23
7-1 Documented Historic Structures in San Leandro, 2001	7-8, 7-9
10-1 Zoning Code Revisions to be Made or Considered Following General Plan Adoption	10-4
10-2 Highest Priority Capital Improvement Projects Identified by the General Plan	10-5, 10-6
10-3 San Leandro Planning Initiatives Requiring Coordination With Other Agencies	10-12, 10-13

Case 3:07-cv-03605-PJH Document 132-4 Filed 08/27/2008 Page 12 of 12